

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re:

Michael David Scott  
Debtor

Bankruptcy No. 17-70045-JAD

Chapter 7

Related To Doc. No. 56


Order

On February 21, 2017, the debtor filed a motion requesting that the Trustee void the fraudulent transfer of the debtor's interest in a property located at 78 Callender St. Dorchester MA 02124.

The Court having found sufficient facts based on the debtor's pleading, hereby orders that the Trustee initiate proceedings to void the fraudulent transfer of 78 Callender St. Dorchester MA 02124, and deposit the proceeds of the debtor's interest into the Chapter 7 Bankruptcy estate. It is also further ordered that Khanda, LLC turn over all rents collected from May of 2015, and assign any current leases to the Bankruptcy Estate, for the benefit of the creditors.

*The motion is denied.*

So ordered this 19th day of March 2017

  
Jeffery A. Deller  
U.S. B. C. J.

CASE ADMINISTRATOR SHALL SERVE:  
Michael David Scott  
James R. Walsh, Esquire  
Denver E. Wharton, Esquire  
Office of United States Trustee

FILED  
5/22/17 12:35 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

## Imaged Certificate of Notice Page 2 of 2

United States Bankruptcy Court  
Western District of PennsylvaniaIn re:  
Michael David Scott  
DebtorCase No. 17-70045-JAD  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0315-7

User: gamr  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: May 22, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 24, 2017.

db +Michael David Scott, 772 Saint Joseph St., c/o FCI Loretto, Loretto, PA 15940-7006

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center. NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

3pd\* +Michael David Scott, 772 Saint Joseph St., c/o FCI Loretto, Loretto, PA 15940-7006

TOTALS: 0, \* 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 24, 2017

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 22, 2017 at the address(es) listed below:

Denver E. Wharton on behalf of Creditor Khanda, LLC dew@ktwllaw.com,  
r42123@notify.bestcase.com

Heather A. Sprague on Behalf of the United States Trustee by on behalf of U.S. Trustee  
Office of the United States Trustee Heather.Sprague@usdoj.gov,  
Lisa.Geyer@usdoj.gov;David.A.Milko@usdoj.gov;David.A.Berry@usdoj.gov;Steven.W.Albright@usdoj.gov;  
Andrew.F.Cetnarowski@usdoj.gov

James Warmbrodt on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com

James A. Prostko on behalf of Creditor U.S. Bank, National Association, as Trustee, et al...  
pawb@fedphe.com, james.prostko@phelanhallinan.com

James R. Walsh jwalsh@spencecuster.com,  
trustee@spencecuster.com;kpetak@spencecuster.com;rsnyder@spencecuster.com;lkinsey@spencecuster.co  
m;mskunta@spencecuster.com;jwalsh@ecf.epiqsystems.com

James R. Walsh on behalf of Trustee James R. Walsh jwalsh@spencecuster.com,  
trustee@spencecuster.com;kpetak@spencecuster.com;rsnyder@spencecuster.com;lkinsey@spencecuster.co  
m;mskunta@spencecuster.com;jwalsh@ecf.epiqsystems.com

Jill Locnikar on behalf of Creditor United states of america jill.locnikar@usdoj.gov,  
patricia.fitzgerald@usdoj.gov;deborah.veerrilla@usdoj.gov

Jill Locnikar on behalf of Defendant U.S Department of Education jill.locnikar@usdoj.gov,  
patricia.fitzgerald@usdoj.gov;deborah.veerrilla@usdoj.gov

Jonathan W. Chatham on behalf of Creditor PA Dept of Revenue RA-occbankruptcy7@pa.gov

Jonathan W. Chatham on behalf of Attorney PA Dept of Revenue RA-occbankruptcy7@pa.gov

Kevin J. Petak on behalf of Trustee James R. Walsh kpetak@spencecuster.com,  
mskunta@spencecuster.com;lkinsey@spencecuster.com;rsnyder@spencecuster.com

Kunal Janak Choksi on behalf of Defendant Internal Revenue Service kunal.j.choksi@usdoj.gov

Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov

Ronald E. Reitz on behalf of Creditor ROSE AKE rreitz@margolisedelstein.com

Ronald E. Reitz on behalf of Plaintiff BONABERI CORPORATION rreitz@margolisedelstein.com

Ronald E. Reitz on behalf of Creditor BONABERI CORPORATION rreitz@margolisedelstein.com

Ronald E. Reitz on behalf of Plaintiff ROSE AKE rreitz@margolisedelstein.com

Stephen G. Murphy on behalf of Defendant The Commonwealth of Massachusetts  
murphys@dor.state.ma.us

William E. Miller on behalf of Creditor U.S. Bank, National Association as Trustee Under the  
Pooling and Servicing Agreement Dated as of May 1, 2006, GSAMP Trust 2006-HE3 Mortgage  
Pass-Trough Certificates Series 2006-HE3 C/O Phelan Hallinan wmiller@sterneisenberg.com,  
bkecf@sterneisenberg.com

TOTAL: 19